



BIODIVERSITY ENHANCEMENT STRATEGY

MS BOOTH

GREENACRES FARM
WINEHAM LANE
BOLNEY
WEST SUSSEX
RH17 5SD

30TH JANUARY 2026

REF: 25082

CONTENTS

PAGE NO

1.	Introduction	2
2.	Site Enhancement Measures	6
3.	References	10

Appendix A - Figure 1: Biodiversity Enhancement Plan

Appendix B - 30-Year Management Schedule

Revision	Date	Author	Reviewer
	30/01/2026	Carly Teague BSc (Hons) MSc MCIEEM	Jack Kellett BSc (Hons) MCIEEM

This report has been prepared for the exclusive use of the commissioning party and may not be reproduced without prior written permission from CT Ecology Limited.

All work has been carried out within the terms of the brief using all reasonable skill, care and diligence.

No liability is accepted by CT Ecology Limited for the accuracy of data or opinions provided by others in the preparation of this report, or for any use of this report other than for the purpose for which it was produced.

1. INTRODUCTION

Background

1.1 CT Ecology Limited was commissioned by Ms Booth to compile a biodiversity enhancement strategy in relation to land at Greenacres Farm in Bolney, West Sussex (hereafter referred to as “the site”). This document was conditioned as part of the associated planning permission for development at the site.

1.2 Condition 6 of the Schedule of Conditions states:

‘Prior to the use of the hereby approved sand school and all-weather turnout area a biodiversity enhancement strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal. (CT Ecology Ltd, October 2025), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs or product descriptions to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- d) persons responsible for implementing the enhancement measures; and*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.’

1.3 The document is based on details provided in the following reports produced for the scheme:

- * Greenacres Farm Preliminary Ecological Appraisal Report (CT Ecology 2025a);
- * Greenacres Farm Biodiversity Net Gain (BNG) Assessment Letter (CT Ecology 2025b); and
- * Greenacres Farm Gain Plan (CT Ecology 2026).

1.4 A summary of the findings of the surveys undertaken in relation to the proposals is provided below.

* Habitats supported at the site include:

- Modified grassland (g4): Grassland dominated the site, in the form of a series of grassland fields. The grassland has been subject to long-term grazing/disturbance and all fields supported a short sward at the time of the assessment. The swards were dominated by coarser grasses and forbs contributed to less than 15% of the species composition, with a slightly higher forb content recorded in Field 1, compared to other areas, grassland will be lost to facilitate the all-weather turn-out area and sand school;
- Scattered trees: A semi-mature tree-of-heaven (*Ailanthus altissima*) was within the south-west corner of Field 1. This will be retained. A small number of semi-mature Leyland cypress (*Cupressocyparis leylandii*) were along the eastern margin of Field 1 together with a semi-mature corkscrew willow (*Salix matsudana*). These trees will require removal.

* Based on the results of the PEA habitats/features present provide potential suitability for the following protected species:

- Birds: Grassland provides suitable foraging opportunities for birds and on-site trees provide nesting opportunities for a range of widespread nesting birds;
- Bats: The fields and associated wider field boundaries provide suitability for commuting and foraging bats, providing connectivity through the wider landscape;
- Reptiles: Spoil piles and the earthbank within Field 1 provide potential sheltering opportunities for widespread reptiles; and
- Great crested Newts: The spoil piles and earthbank located within Field 1; have potential to provide sheltering opportunities for great crested newt during their terrestrial phase.

1.5 This report provides details on protection of habitats and ecological features to be retained in addition to ecological enhancement measures which will aim to augment the quality of the site in the long-term for protected species and to ensure that any adverse impacts of development activities are fully mitigated, compensated and restored.

1.6 The site wide enhancement and management post works will be undertaken by the landowner; Ms Booth. **This document must be made available to anyone undertaking ecological management at the site on behalf of the landowner.**

Proposed Works

- 1.7 Works involve the installation of an equestrian sand school in addition to the creation of an all-weather turnout area for horses. Access will remain as existing, with a section of the existing access track extending to the proposed sand school being upgraded as part of the proposals. A small number of trees will be felled as part of the proposals, located adjacent to the proposed turnout area. The working areas will impact approximately 0.3ha.
- 1.8 Works to install the sand school are scheduled to be completed in 2026, with the landscaping undertaken between April and July 2026. Works to create the turn-out area may be completed in 2026 although this might extend into 2027.

Site Description

- 1.9 Greenacres Farm is within the western extent of Bolney, West Sussex, located to the immediate south of the A272, accessed from Wineham Lane to the east. The farm comprises a residential property and garden with associated land used for equestrian purposes and includes a large agricultural unit used for stabling, together with a series of grazed fields and boundary tree lines, extending over approximately 3ha.
- 1.10 The working areas extend over three distinct areas; centred on British National Grid Reference TQ2418 2267 (proposed turn-out area); TQ2410 2261 (proposed equestrian school); and TQ2411 2263 (upgraded access track), all of which are broadly within the centre of the wider farm estate. The areas comprise two grazed fields with associated central access track.
- 1.11 In the wider context, agricultural fields and associated farmsteads dominated together with scattered woodland blocks and residential properties. The centre of Bolney is approximately 1.8km to the east and the village of Wineham is approximately 600m to the south.

2. SITE ENHANCEMENT MEASURES

- 2.1 Details of site enhancement and compensation measures are provided below. Locations of the enhancement / compensation features are shown on Figure 1 in Appendix A.

Retained Tree

- 2.2 A semi-mature tree-of-heaven (*Ailanthus altissima*) is located within the southern extent of the turn-out area. This tree provides nesting opportunities for a range of bird species such as house sparrow (*Passer domesticus*), starling (*Sturnus vulgaris*) and dunnock (*Prunella modularis*).

Grassland Enhancement

Wildflower Meadow

- 2.3 Grassland within the north-west of the wider farm estate will be over-seeded with a wildflower mix, extending over 190m².
- 2.4 The wildflower mix will comprise Emorsgate EM2 Standard General-Purpose Meadow Mixture which will encourage a range of pollinators, providing cover for small mammals as well as a foraging habitat for bats and birds. Additional details regarding the seed mix can be found using the following link: [EM2 Standard General Purpose Meadow Mixture - Emorsgate Seeds \(wildseed.co.uk\)](https://www.wildseed.co.uk/em2-standard-general-purpose-meadow-mixture). The mix must also include yellow rattle.
- 2.5 The area will be prepared through the removal of perennial weeds. The area will then be ploughed or raked to produce a medium tilth and then the surface soil rolled to produce a firm surface for seeding. The seed is best sown in the autumn or spring. The seed must be surface sown and can be applied by machine or by hand. The seeds must not be incorporated into the soil but instead firmed in with a roller to ensure good soil to seed contact. The seed should be sown at a rate of 4g/m². The seeded areas will be fenced until the new seed mix has established.
- 2.6 In the first year, most of the sown meadow species are perennial and will therefore be slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds will offer shelter to the sown seedlings and are good for invertebrates, and they will die back within the year. Cutting annual weeds should therefore be delayed until mid to late summer, especially as the mixture contains yellow rattle.
- 2.7 In August, the first cut should be carried out. Arisings must be removed off-site and composted. The meadow should then be managed by mowing through to the end of March of the following year. Periodic removal of perennial weeds (including tap root weeds) should be carried out during this time.

- 2.8 In the second (and subsequent years), the meadow should be managed as a traditional meadow, with a main summer hay cut in combination with autumn and possibly spring mowing or grazing. Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. The 'hay' must be left to dry and shed seed for 1-7 days before being removed from the site.
- 2.9 The site can then be subject to mowing or grazing through to late autumn/winter to c 50mm and again in spring as needed.

Tree Planting

- 2.10 New tree planting will be carried out along the northern boundary of the site. The planting will be undertaken to create a buffer between the adjacent road and include a minimum of 117 trees. The planting will comprise a mix of six native tree species for biodiversity as well as for aesthetic purposes. The shelterbelt tree pack from the Woodland Trust is suited for the site. Tree species will include; downy birch (*Betula pubescens*); hazel (*Corylus avellana*); hawthorn (*Crataegus monogyna*); rowan (*Sorbus aucuparia*); wild cherry (*Prunus avium*) beech (*Fagus sylvatica*) and /or willow (*Salix* sp.).
- 2.11 The shelterbelt tree packs comprise saplings, approximately 20-60cm in height. Trees will be planted a minimum of 2.5 metres apart with the smaller species planted along the inner field margin to create a mosaic of heights/species.
- 2.12 The species chosen will in turn provide a food source for invertebrates including a percentage of night-flying invertebrates which in turn will provide a food source for birds and bats. The fruit yielding trees will also provide a food source for birds with the new planting likely to provide a productive habitat for a range of bird species such as house sparrow, starling and dunnock.

Bird Boxes

- 2.13 The retained tree and features associated with wider estate, including mature trees and hedgerows, provide nesting opportunities for a range of widespread garden bird species including BAP priority species such as starling. The provision of nest boxes as part of the scheme will serve to provide additional nesting opportunities within the site.
- 2.14 A tree mounted bird box will be installed at the site; attached to a suitable semi-mature/mature tree in the wider estate. A single Vivara Pro Seville Nest Box (32mm entrance) is considered most suited for the site. This will be located at a height of at least 3m, with a south-east or south-west facing aspect.

- 2.15 A sparrow terrace will also be installed on a suitable building in the wider site. This should be installed at the eaves and away from light sources. The boxes will be positioned in a location that is sheltered from prevailing wind, rain and strong sunlight. Attachment will be by the recommended standard directions for the box. The final position of the box must be ascertained between the project ecologist and the landowner.
- 2.16 The proposed bird boxes will create nesting habitat of potential value for a range of species including declining species such as house sparrow.

Table 2.1: Bird Box Details

Example	Number	Type	Dimension H x W x D (cm)	Target species
 Source: NHBS, 2026	1	Vivara Pro Seville 32mm Nest Box	30.5 x 21 x 19	Blue tits, tree sparrows, house sparrows, great tits, crested tits, nuthatches, coal tits and pied flycatchers
 Source: NHBS, 2026	1	Vivara Pro WoodStone House Sparrow Nest Box (double chamber)	21 x 29 x 16	House sparrow

- 2.17 The bird box detailed above can be purchased from the following companies:

- * NHBS [NHBS - Wildlife, Ecology & Conservation](https://www.nhbs.co.uk/)
- * Wildcare <http://www.wildcareshop.com>

Bat Box

- 2.18 A single external bat box will be installed on a suitable mature or semi-mature tree in the wider site. A Greenwoods Ecostyrocrite single crevice bat box is recommended. This will be fixed to a different tree to the bird box. Attachment will be by the recommended standard directions for the box. The final position of the box must be ascertained between the project ecologist and the landowner. The bat box will provide potentially suitable roosting habitat for a number of bat species including priority species.

Table 2.2: Bat Box Details

Example	Number	Type	Dimension L x W x H (cm)	Target species
 Source: Greenwoods Ecohabitats, 2026	1	Greenwood's Ecohabitats Small Hollow Bat Box	External: 22 x 10 x 44	Brown long- eared, noctule, myotis

2.19 The bat boxes detailed above can be purchased from the following company:

* Greenwoods Ecohabitats [Greenwood's Ecohabitats](https://www.greenwoodsecohabitats.co.uk)
[\(greenwoodsecohabitats.co.uk\)](https://www.greenwoodsecohabitats.co.uk)

Long-Term Site Management

2.20 A 30-year management schedule is included in Appendix B. This must be implemented by the current landowner and passed onto any subsequent landowner(s), if applicable, in order to ensure the long-term management of ecological features at the site and in accordance with the associated planning consent for the site.

3. REFERENCES

- * British Standards Institute (2013). 24040:2013. *Biodiversity-Code of Practice for Planning and Development*. Standards Policy & Strategy Committee. Milton Keynes: BSI.
- * CIEEM – Chartered Institute of Ecology and Environmental Management (2013). *Guidelines for Preliminary Ecological Appraisal*. Winchester: CIEEM [On-line]. Available from http://www.cieem.net/data/files/Resource_Library/Technical_Guidance_Series/GPEA/GPEA_April_2013.pdf [Accessed on 11/01/2026].
- * CIEEM – Chartered Institute of Ecology and Environmental Management (2016). *Guidelines for Ecological Impact Assessment in the UK and Ireland – Terrestrial, Freshwater and Coastal*. Winchester: CIEEM [On-line]. Available from http://www.cieem.net/data/files/Publications/EcIA_Guidelines_Terrestrial_Freshwater_and_Coastal_Jan_2016.pdf [Accessed on 11/01/2026].
- * Department for Communities and Local Government (2025) *National Planning Policy Framework (NPPF)* (on-line). Available from: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf [Accessed on 11/01/2026].
- * Stace, C.A. (2010). *New Flora of the British Isles* (3rd Ed.). Cambridge University Press, Cambridge.

Appendix A
Biodiversity Enhancement Plan

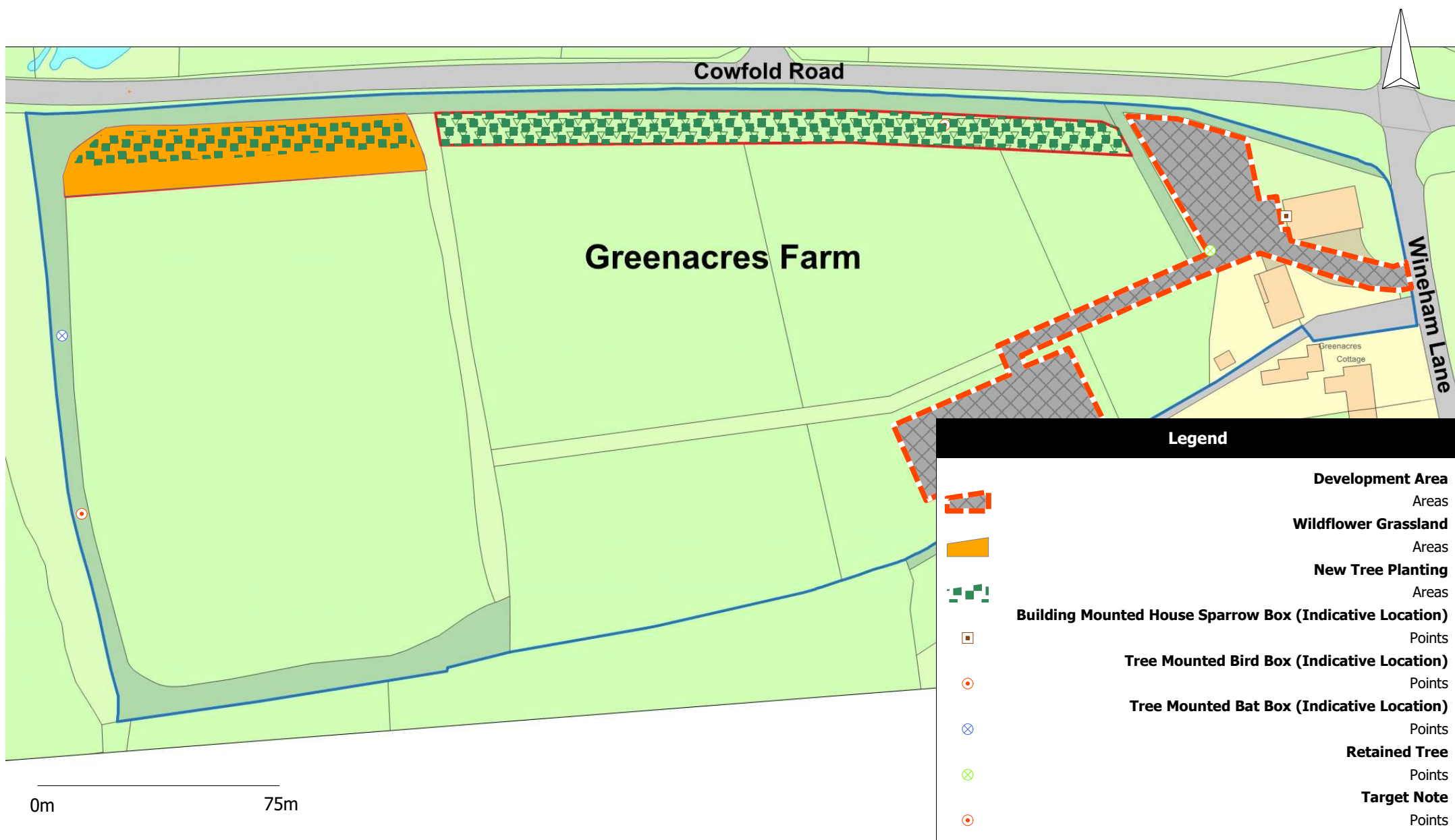


Figure 1: Greenacres Farm Ecological Enhancement Map

Drawn by: CT
Date: 30/01/2026
Scale: 1:1250

Appendix B
30-Year Management Schedule

Greenacres Farm 30-Year Ecological Management Plan (review and update, as required, every 10 years)

✓ Optimal period for task ■ Alternative period for task

Where no year is specified, the activity must be undertaken in the year of implementation of the management plan

Year

[illegible]

Greenacres Farm 30-Year Ecological Management Plan (review and update, as required, every 10 years)

✓ Optimal period for task ■ Alternative period for task

Where no year is specified, the activity must be undertaken in the year of implementation of the management plan

Year

[illegible]

Greenacres Farm 30-Year Ecological Management Plan (review and update, as required, every 10 years)

✓ Optimal period for task ■ Alternative period for task

Where no year is specified, the activity must be undertaken in the year of implementation of the management plan

Year

[illegible]

Greenacres Farm 30-Year Ecological Management Plan ***(review and update, as required, every 10 years)***

✓ Optimal period for task ■ Alternative period for task

Where no year is specified, the activity must be undertaken in the year of implementation of the management plan

Year

[illegible]